

Weatherstone Homeowners Association

1018 S. Batesville Road, Building 1A

Greer, South Carolina 29650

Phone (864) 877-6978 Fax (864) 877-0805

HOA Meeting January 8th, 2013

Meeting Minutes

Called to Order: 7:00 pm

4 Board Members Present: Mark Magnan, Wes Basham, Scott Millis, Michelle Kelley

Election of New Board Members

- 3 Nominees for the 2013 / 2014 term - all were elected.
- Returning members - Wes Basham and Kim Winkler. Welcome, Bob Milane!
- Thank you to Michelle Kelley for her generous service as she completes her role.

Mungo Homes Update – the Board met with Tom Carroll (VP & Marketing Manager) prior to the Neighborhood meeting. Mungo has requested that we allow them to place a new sign outside the neighborhood, advertising Weatherstone and Mungo Homes. The Board openly discussed the request with the attending Homeowners and there was overwhelming support for no signage. The Board denied the request, as we control the Weatherstone Entrances. We want the Builder to be successful within our neighborhood, but do not feel like the signs will be a positive move.

2012 Year end statement / 2013 Approved Budget –

- Proposed increase of \$10,600 to our Reserve account based upon the 2013 Homeowner Dues increase announced last month.

Updates

- Cost of \$3,200 to replace pool pump valve seals has been approved. (Spring)
- Landscaping of Weatherstone Entrance is complete including the lighting package. Thank you to Wes Basham, Mark Magnan, Tom Spellman and Gene Riddle for volunteering their Saturday to install

the lighting and save the neighborhood over \$4,000 in labor! Feedback from the neighbors has been great!

- Pool Area – Pergola – we may request volunteers to assist with repairs and possibly install shading in the Spring.
- Clubhouse (Interior) – Repair / paint interior (cracking / aging on walls and ceiling). Ongoing requests to replace aging carpet. Board will discuss the Costs vs. 2013 Budget at a later date.
- Clubhouse (Exterior) – Suggestions made to add color with plantings / up-lighting. Board will discuss the Costs vs. 2013 Budget at a later date.

Please don't forget to visit our website for Neighborhood information / committee details or contact the Board Members at board@weatherstonesc.com.

weatherstonesc.com

User Name: resident

Password: fairview

Weatherstone Homeowners Association

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Phone (864) 877-6978 Fax (864) 877-0805

HOA Meeting February 12, 2013

Meeting Minutes

Called to Order: 7:00 pm

4 Board Members Present: Mark Magnan, Bob Milane, Scott Millis, Kim Winkler

Residents Present: 9

Landscaping Upgrades: Rocky Creek Entrance will be started in March 2013.

Lights will be installed and completed by volunteers

Mungo Homes Update – Dumpsters, please have them moved off of the sidewalk. Please have the trash cleaned up around the area of the building sites.

Tom Carroll (VP & Marketing Manager) 3 homes under construction and they are ready to start on the interior of the homes.

Mungo offer's 6 different floor plans, they choose the 3 most popular floor plans for the first 3 spec homes.

Spec homes will include a landscaping package, sprinkler system etc.

The homes have been registered with the MLS and are on the relator website.

Gene Riddell, inquired about side entry garages, and Tom Carroll stated that yes, they will be side entry garages.

Mark Magnan, inquired about the front doors/entrances of the spec homes. What type of door will be installed and the quality of the doors. Tom stated they will be comparable to what is in the rest of the neighborhood.

Graham and Tom mentioned having an open house once they are near completion. The price point for the homes are \$438, \$462, and \$464,000.

Pool Equipment repairs have been completed.

The pool will open the second week in May. We will ask for volunteers to clean and pressure wash the deck, chairs, etc.

Social Committee: Euchre Party Saturday Feb 16th, Easter Egg Hunt March 16th, and Poker Tournament, Mark will schedule

HOA Management by Weatherstone: Jack expressed interest in assisting with the management of the HOA. We need to figure out if we are going to outsource it or do it internally.

Clubhouse Cleaning: Carpet needs to be replaced, or put laminate flooring throughout. We will need to get quotes on this over the next month or two.

Wes, Scott and I may just volunteer to clean it.

Swing set, needs to be painted and parts need to be repaired. Gene and Scott will assess the repairs and see what the next steps are.

Painting of the entrance signs will be done in the Spring. The weather has not been cooperating, so we have postponed it until the weather is nicer.

2013 Dues: 39 have come in, several are outstanding. Mark will send an email out to remind residents.

Legendary has closed on the property at the end of Bentwater and will start building.

Graham has proposed to move a gate to the end of the road to block the construction traffic. Graham will move this for us.

Wes to ask Michael Wilkins if he can provide us with an update on the building plans for legendary homes and the road that goes through. Ask him if he has any insight on the city road plans.

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weatherstonesc.com

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HOA Meeting March 12, 2013

Meeting Minutes

Called to Order: 7:00 pm

5 Board Members Present: Mark Magnan, Wes Basham, Bob Milane, Scott Millis, Kim Winkler

Residents Present: 8

Landscaping Upgrades:

- Rocky Creek Entrance will be started March 19th, 2013.
- Lights will be installed and completed by volunteers once the landscaping is completed. (April 6th)
- Entrance signs were cleaned this past week and will be painted within the next 2 weeks.

Mungo Update:

- A sign was put up on Rocky Creek entrance. This was removed the same day by the HOA. A letter was sent to Tom Carrol regarding the signs and the HOA not approving of the posting of the signs.
- Lot conditions and the job site: They seem to have cleaned up the lots and across the street as well. We will keep an eye on this in the near future.

Legendary Homes Update: Access from Bentwater

- Gate has been put up at the end of Bentwater trail to keep traffic out, especially the construction of the new neighborhood.

- Construction start date for the new neighborhood is expected to start anytime.

HOA Management:

- We need to take this over, and Jack Johnson stated he would be willing to manage this.
- We need to arrange a meeting with Anne Marie and Jack to see if Jack is willing to commit to this position.
- Mark, and Bob will contact Anne Marie to see if she will meet with Jack to review the responsibilities.
- We will start getting proposals from management companies for cost to manage the HOA.

HOA Fees: We have 8 outstanding dues that have not been paid. Letters will go out on the 15th if the dues are not paid.

Clubhouse Cleaning: The Board will clean the club house once a month or as needed.

Mailbox and yard maintenance:

- Send a letter out and a reminder about maintaining your yard and mailbox. We will post the paint colors for the mailbox on the web site, and the source of the mailboxes in case people need to replace them.
- Street signs: Some of them need to be replaced, painted, etc. Maybe we can get a package deal with signs, mailboxes, etc.
- Contact Info: Building/maintaining mailboxes: Tommy Elliott: 864.430.5164
- Painting of the mailboxes: Carla Morel: 864.228.9168

Social Committee:

- Easter Egg Hunt, March 16th, 2:30-4:00
- May 25th, Couples Golf Outing, Memorial Weekend.

Fire Department visit:

- We had a few issues that need to be addressed. Lights, batteries, fire extinguisher needs to be replaced. Needs to be corrected before March 28th.

Pool Keys need to be ordered:

- Tom will call for the electronic keys. Order needs to be placed. Key controller needs to be looked at to see if it is functioning properly.

Some of the homes in the neighborhood have sold:

- Greywood Court, Smith's house sold, welcome letter needs to be sent when they move in.

Lights on the Bentwater Entrance sign:

- Needs to be replaced, they are burnt out.
- We have a few left over bulbs that we can use to replace these.
- We will order a few extras as well. We will replace them next week.

Questions:

- Jim asked if there is a time frame for when the Mungo home lots need to be built out? They have committed to 10 of them. Do they have to build within the year, or can they sit on the lots for an undermined time?

Meeting Adjourned: 7:55 p.m.

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HOA Meeting April 9, 2013

Meeting Minutes

Called to Order: 7:05 pm

5 Board Members Present: Mark Magnan, Wes Basham, Bob Milane, Scott Millis, Kim Winkler

Residents Present: 7

Landscaping Upgrades:

- Rocky Creek Entrance has started the week of April 8th, 2013.
- Lights will be installed and completed by volunteers once the landscaping is completed.
- Entrance signs have been painted

Mungo Update:

- All signs have been removed and no more will be posted.
- Lot conditions look much better, but across the street is an issue. Email needs to be sent to Tom regarding this.
- Would like to see more than one type of garage door installed. Mark will send an email to inquire about this.

Legendary Homes Update: Access from Bentwater

- Gate has been put up at the end of Bentwater trail to keep traffic out, especially the construction of the new neighborhood.

- Construction has not started yet.

Swing Set Staining and Repairs: We would like to pick a Saturday in the next couple of weeks to paint the swing set. We need to send out a letter for volunteers to paint the swing set.

- Scott will start power washing the swing set on Friday, April 12th.
- Matt Winkler will repair the bench seat and some of the slats on Saturday April 13th.

HOA Management:

- We need to take this over, and Jack Johnson stated he would be willing to manage this. Bob will discuss with Jack, we need a final commitment in order to do this.
- We need to arrange a meeting with Anne Marie and Jack. Bob and Mark will arrange.
- We will start getting proposals from management companies for cost to manage the HOA.

HOA Fees: 1 has not come in, the rest are settled.

Clubhouse Cleaning:

- The Board will clean the club house once a month or as needed.
- Toilet paper will need to be purchased
- Light switch needs to be fixed next to the exit door. The switch is broken.
- The lights are turning off in the clubhouse, Mark will have him come and look at them this week. (they must heat up, and turn off, need to look at this.)

Mailbox and yard maintenance:

- Send a letter out and a reminder about maintaining your yard and mailbox. We will post the paint colors for the mailbox on the web site, and the source of the mailboxes in case people need to replace them.
- Street signs: Some of them need to be replaced, painted, etc. Maybe we can get a package deal with signs, mailboxes, etc.

- Contact Info: Building/maintaining mailboxes: Tommy Elliott: 864.430.5164
- Painting of the mailboxes: Carla Morel: 864.228.9168
- Ask if Cat will post this on the website the names and paint colors.

Social Committee:

- May 25th, Couples Golf Outing, Memorial Weekend.
- Have Rose send out another email about the golf outing and location of it.

Fire Department visit:

- Everything has been completed and we need to call the fire department for an additional inspection.

Pool Keys need to be ordered:

- Lynn, sent out an email to everyone asking for the pool key number and how many bathroom keys are out there. If you have not responded please do so.

Pool Practice by Brashier:

- Lynn sent out an email about the girls being able to practice at our pool. The board needs to respond.

Some of the homes in the neighborhood have sold:

- The home closed on 225 Brandau, need to send a welcome letter to them. Find out the names from Anne Marie.

Lights on the Bentwater Entrance sign:

- Needs to be replaced, they are burnt out.
- We have a few left over bulbs that we can use to replace these.
- We will order a few extras as well. We will replace them next week.

Questions:

- Will Sadler, custom builder, may be interested in coming back in the neighborhood.
- Non Residents walking their dogs and not cleaning up after them. There isn't much we are able to do about this.

Meeting Adjourned: 7:40 p.m.

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HOA Meeting May 14, 2013

Meeting Minutes

Called to Order: 7:00 pm

4 Board Members Present: Wes Basham, Bob Milane, Scott Millis, Kim Winkler

11 Residents Present

Weatherstone Security:

- Increased activity within the neighborhood (man asking for gas from Kim Winkler; man running from a house on Weatherstone Lane that evening; kids found parked in Clubhouse parking lot with drugs)
- May 30 at 7 pm – Master Deputy Natalie Hill from Greenville County Sheriff's Department will discuss the potential for a Neighborhood Watch program for Weatherstone. You're invited!
- "Gated" Community follow up: due to the initial cost, plus the required care and maintenance of our roads that we take on with the gates, it has been decided that this is not a feasible option for our neighborhood.
- We are weighing the cost effectiveness of installing CCTV at our Pool / Clubhouse areas. A resident proposed the addition of CCTVs at all three entrances. These will be included in the estimates / proposals that we obtain.

Landscaping Upgrades:

- Rocky Creek Entrance is complete (except for painting the fences).
- Lighting was installed and looks great. Thank you Wes Basham, Tom Spellman and Scott Jennings for volunteering your time!

Mungo Update:

- None of the homes have been completed yet, but Appliances are in.
- We expect that they will begin 3 new homes once these are complete.

Playset Update:

- Power washing and repairs are complete. Will need volunteers to stain it in the coming weeks.

HOA Management:

- Anne Marie is retiring at the end of the year, so the HOA will be responsible to manage the accounts beginning in January 2014.
- Jack Johnson has volunteered to manage the neighborhood financials and will begin the transition later this summer. Thank you, Jack.

Social Committee:

- May 25th, Couples Golf Outing, Memorial Weekend. Still looking for 3 participants.

Brashier Middle College requested use of our Pool for morning practices:

- The Board has voted to deny this request.

Meeting Adjourned: 7:40 p.m.

Weatherstone Homeowners Association

HOA Meeting July 9, 2013 Meeting Minutes

Called to Order: 7:07 pm

3 Board Members Present: Mark Magnan, Bob Milane, Scott Millis

17 Residents Present

Weatherstone Security:

- We are expecting to roll out Neighborhood Watch program by the end of July. Signs are complete and should be installed at entrances within the next week or so.
- We are still looking for volunteers to be crime watch Captains on each street. Please contact the Board if you have any interest.
- We are considering quotes for the installation of CCTV at our Pool / Clubhouse areas.
- We have hired a Sheriff's Deputy to patrol the neighborhood for 10 hours per month. He has already issued 3 Trespass Warrants to non-residents in the pool area.

Landscaping Upgrades:

- As in years past, we have become dissatisfied with our current Landscaping company's attention to detail regarding the roundabouts and beds surrounding the Clubhouse. We will restate our expectations to them, but will obtain competitive quotes and consider a change.
- Our Developer controls the upkeep on the empty lots. He has a service that cuts about 10 feet back from the street / sidewalk. The recent rains have increased grass / weed growth. Please notify the Board if your surrounding lots are overgrown and we will contact Graham. He has been very responsive in the past.
- Residents asked about our Landscaping plans with the last entrance (Bentwater). We have gone back to our plan to upgrade in the Fall. We will address the weed issue with our Landscaper.
- The lighting at the Bentwater entrance has been out for a few months. The bulbs have been changed, but did not work. Some residents were going to ensure the breaker has not been tripped before we contact an electrician.

Street Signs:

- Beginning to fade and show their age. Mark and Scott will review to begin refinish rotation for \$105 per sign.

Mungo Update:

- First three Homes are complete.
- They plan to begin construction on two more at the top of Bentwater and a furnished Model Home near the Rocky Creek Entrance.

Clubhouse Facility: the Board will collect quotes on the following repairs:

- Playset has been power washed, but still needs to be stained.
- Both pergolas need to be power washed, have warped wood replaced, and stained.
- White columns need to be painted.
- Clubhouse ceiling needs to be painted.
- Clubhouse / Pool Buildings need power washing.
- Pool Emergency Lighting needs new back-up batteries.

Meeting Adjourned: 7:40 p.m.

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HOA Meeting August 13, 2013

Meeting Minutes

Called to Order: 7:00 pm

4 Board Members Present: Mark Magnan, Bob Milane, Scott Millis, Kim Winkler

13 Residents Present

Lawn Maintenance:

- Make sure you maintain your lawns, with all the rain it has been difficult.
- Do not blow your lawn clippings into the street. Make sure you clean it up.
- Keep the neighborhood looking nice.

Weatherstone Security:

- Neighborhood watch signs are up and posted.
- The Sheriff's department has permission to act on trespassing now.
- Still looking for street captains to keep an eye on the neighborhood. Ebanway, Graywood and Merringer are still in need.
- Scare in a neighborhood near us, with selling children's books, Russian decent, dark van with the back doors open. The assumption was they were attempting to kidnap kids in the neighborhood. Need to be aware of this.
- Police officer patrols the neighborhood, 10 hours a month.

Landscaping Upgrades:

- Bentwater entrance will start in September.
- Light bulbs are starting to go out and need to be replaced.
- Pine needles have been laid in the common areas.

- Lawn care guys have been put on probation. We will re-evaluate in Sept the performance and possibly receive additional quotes.
-

Mungo Update:

- Two out of the three homes have sold. One \$429 and \$459 is what they sold for.
- The one home is planning on building an additional garage at the end of the driveway, which will face the street.
- Two additional Mungo homes on Brandau will be built.

Sadler Homes:

- One is being built on Bentwater and Hillstone

Pool Updates:

- Two of the pumps failed and needed replacing
- Light bulbs were replaced
- Tile in the kiddie pool still needs to be replaced
- The pool needs a good cleaning, brushing and vacuuming. We do not believe this has been done in a long time. We need to look into this. Bob will look at the contract and look at it. Mark will email it to Bob.
- Looking into new diving block covers
- Swim team will replace the gripping on the diving blocks

Play set Update:

- Power washing and repairs are complete. Will have received a quote for staining.

Street Signs in the neighborhood:

- Need to be painted, recycled etc. Mark will look into this.

Mailboxes:

- We need to post the colors, mailbox repairs, contact information for this. To replace the entire mailbox was \$250. Jack has a name of someone that will repaint them for \$49.00
- Nick has the name and paint color. Carla Morel also has the colors.

- We need to contact Tommy the mailbox guy regarding coming out and putting fliers in the mailboxes and provide us with information on painting, replacing, repairs etc.

HOA Management:

- Anne Marie is retiring at the end of the year, so the HOA will be responsible to manage the accounts beginning in January 2014.
- Jack Johnson has volunteered to manage the neighborhood financials and will begin the transition later this summer. Thank you, Jack.

Social Committee:

- Carnival for the kids, end of September
- Tailgate party end of September
- Fall Golf outing, October timeframe
- Meet and greet for October
- Halloween Party for Kids, October
- Ornament exchange, December

Clubhouse Painting and Cleaning:

- Received a quote for power washing, staining and cleaning.
- Waiting for a second quote
- Scott and Erika own a flooring store, they will provide us with a quote to replace the carpet, and put in a hardwood floor etc. Scott will take measurements and provide us with a quote.

Email was sent out by a resident asking permission regarding having a tractor trailer sitting in his yard for a few days. Permission was granted without board's full approval. Anyone asking permission for a motor home, boats, trailer etc being parked in their driveway, will need to be submitted to the board for majority approval.

Meeting Adjourned: 8:00 p.m.

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HOA Meeting September 10, 2013

Meeting Minutes

Called to Order: 7:00 pm

4 Board Members Present: Wes Basham, Bob Milane, Scott Millis, Kim Winkler

3 Residents Present

Lawn Maintenance:

- Make sure you maintain your lawns, with all the rain it has been difficult.
- Keep the neighborhood looking nice.

Weatherstone Security:

- Neighborhood watch signs are up and posted. We will be purchasing two more for the swimming pool area.
- The Sheriff's department has permission to act on trespassing now.
- Police officer patrols the neighborhood, he has given out a few trespassing warnings and kicked unwanted visitors out of our neighborhood.

Landscaping Upgrades:

- Bentwater entrance will start September 11, 2013
- Light bulbs are starting to go out and need to be replaced.

Mungo Update:

- One out of the three homes have sold. \$459 is what it sold for.
- Two additional Mungo homes on Brandau will be built.

Sadler Homes:

- One is being built on Bentwater and Hillstone

Pool Updates:

- Two of the pumps failed and needed replacing
- Light bulbs were replaced
- Tile in the kiddie pool still needs to be replaced
- The pool needs a good cleaning, brushing and vacuuming. We do not believe this has been done in a long time. We need to look into this. Bob will look at the contract and look at it. Mark will email it to Bob.
- Looking into new diving block covers
- Swim team will replace the gripping on the diving blocks

Play set Update:

- Power washing and repairs are complete. Will have received a quote for staining.
- Waiting for one additional quote. Scott will follow up on.

Clubhouse Painting and Cleaning:

- Received a quote for power washing, staining and cleaning.
- Waiting for a second quote
- Scott and Erika own a flooring store, they will provide us with a quote to replace the carpet, and put in a hardwood floor etc. Scott will take measurements and provide us with a quote. He provided us with Labor only. He is waiting on what we decide to do with the floor. Wes and Scott Millis will go over to the show room and look at the options.

Social Committee:

- Carnival for the kids: September 29th.
- Tailgate party: September 14th
- Fall Golf outing: September 21

- Meet and greet for October: Euchre Party Oct 12th
- Halloween Party for Kids, October 27th
- Ornament exchange, December

Meeting Adjourned: 7:40 p.m.

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November 12, 2013 HOA Meeting Minutes

Called to Order: 7:00 pm

5 Board Members Present: Wes Basham, Scott Millis, Kim Winkler, Bob Melaine

10 Residents Attended

1. Bentwater Road access to connecting subdivision: (Lost River)
 - a. Graham talked to the planning commissioner regarding restricted access to the new subdivision
 - b. We would like to take the last lot at the end of Bentwater and make it into a cul-de-sac. We would have drivable grass for emergency vehicles.
 - c. Graham has had his engineer look at it and will address the planning commissioner with his ideas.
2. Chuck Griffin is the builder for the corner lot of Hillstone and Weatherstone. This is under contract and will start construction in the near future.
3. Mungo has an additional 3 homes that are under construction and 1 model home that is going up.
4. Finalizing the budget for 2014. You will receive a copy of the budget with the packet.
5. HOA improvements: all entrances have been redesigned and the up lighting has been completed.
 - a. Clubhouse is the next thing that needs to be done.
 - i. Clubhouse will be painted, pergolas will be stained as well as the swing set.

- ii. Clubhouse floor will be installed. It is a ceramic tile that looks like hardwood. We will buy the product in 2013 and have the labor done in 2014.
 - iii. TV will be put in with a satellite system.
 - iv. We will paint the fence down Rocky Creek to match the fence in the front, the blue color
 - v. Buy a few more tables for the pool.
 - vi. We are going to have one landscape company do the entire landscaping. It will be built into the pricing, so we do not have to negotiate all contracts.
6. We will be sending letters out to people regarding maintenance of homes, mailboxes

Meeting Adjourned: 7:30 p.m.